



## CITY OF COLUMBIA, MISSOURI

---

### COMMUNITY DEVELOPMENT

# MEMO

DEPARTMENT OF PLANNING AND DEVELOPMENT  
(573) 874-7239

BUILDING AND SITE DEVELOPMENT  
(573) 874-7474

OFFICE OF NEIGHBORHOOD SERVICES  
(573) 817-5050

**DATE:** March 29, 2012

**TO:** Planning Commission Members

**FROM:** Matthew Lepke, AICP *ML*  
Community Development Dept.

**RE:** The Pinball Company rezoning from R-1 to C-P, development plan, and landscape variance requests (Case #12-28)

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Please find attached materials in reference to The Pinball Company C-P rezoning and development plan requests. Included are a revised plan, reflecting changes requested by the City arborist, and additional correspondence received since the March 22 PZC meeting.

Staff has reviewed the plan revisions, most of which were related to the landscaping--species, size, and location. The heights of the proposed Norway Spruces were increased from four feet to six. There was a change in one of the grasses to a type preferred by the City Arborist. The driveway that goes north-south on the west side of the site has also narrowed to 18' wide, so as to accommodate the row of landscaping on the east side of the shared property line between the church and outlot.

Staff has not changed its recommendations of denial as previously stated in the staff report; however, the landscaping variance is no longer necessary, as that shown on the revised plan is satisfactory to the City arborist and meets the screening requirements of the Code.



ROCK BRIDGE  
CHRISTIAN CHURCH  
301 W GREEN MEADOWS ROAD  
COLUMBIA, MO 65203  
(573) 442-4677

THE PINBALL COMPANY, L  
C/O NIC PARKS  
1020 E. GREEN MEADOWS  
ROAD, SUITE 112  
COLUMBIA, MO 65201  
(573) 442-4350

ZONING: R-1  
ACREAGE: 1.45  
LOCATION: GREEN MEADOWS  
ROAD AND GREEN MEADOWS  
CIRCLE

MH ○	EXISTING SANITARY MANHOLE
MH ●	PROPOSED SANITARY MANHOLE
CO ○	EXISTING SANITARY CLEANOUT
CO ●	PROPOSED SANITARY CLEANOUT
EH ○	EXISTING ELEC. A-LOK
FH ○	EXISTING FIRE HYDRANT
FH ●	PROPOSED FIRE HYDRANT
←	EXISTING GUY WIRE
LP ○	EXISTING LIGHT POLE
LP ●	PROPOSED LIGHT POLE
EM ○	EXISTING ELECTRIC METER
GM ○	EXISTING GAS METER
GM ●	PROPOSED GAS METER
WM ○	EXISTING WATER METER
WM ●	PROPOSED WATER METER
CB	EXISTING CABLE BOX
ET	EXISTING ELECTRIC TRANSFORMER
ET	PROPOSED ELECTRIC TRANSFORMER
TE	EXISTING TELEPHONE BOX
PP ○	EXISTING UTILITY POLE
WV X	EXISTING WATER VALVE
WV	PROPOSED WATER VALVE
♿	PROPOSED HANDICAPPED SPACE
♿	EXISTING HANDICAPPED SPACE
IR	IRON PIPE CAP #2001006115
E	EXISTING
S	SET
(REC)	RECORD
⊕	BORE HOLE
⊕	BENCH MARK
DH X	DRIILL HOLE
IP ○	IRON PIPE
RB ○	REBAR
Ⓐ	MONUMENT
PM	PERMANENT MONUMENT
RM	RIGHT OF WAY MARKER
STONE	STONE
B	EXISTING STREET SIGN
B	EXISTING BOLLARD
⊗	EXISTING ROOF DRAIN
⊗	EXISTING SPRINKLER VALVE
M	EXISTING MAILBOX
FL	EXISTING FLAGPOLE
BCS	BOONE COUNTY SURVEY
F/G	FINISH GRADE
C	CURB
T/P	TOP OF PAVEMENT
FF	FINISH FLOOR
(R)	RADIAL LINE
C	CENTERLINE

0,000 SQUARE FEET  
00.00 AC ACRES

— X —	EXISTING FENCE
— X —	PROPOSED FENCE
— UE —	EXISTING UNDERGROUND ELECTRIC
— UE —	PROPOSED UNDERGROUND ELECTRIC
— OE —	EXISTING OVER-HEAD ELECTRIC
— OE —	PROPOSED OVER-HEAD ELECTRIC
— UT —	EXISTING UNDERGROUND TELEPHONE
— UT —	PROPOSED UNDERGROUND TELEPHONE
— OT —	EXISTING OVER-HEAD TELEPHONE
— OT —	PROPOSED OVER-HEAD TELEPHONE
— FO —	EXISTING FIBER OPTIC CABLE
— FO —	PROPOSED FIBER OPTIC CABLE
— G —	EXISTING GAS
— G —	PROPOSED GAS
— S —	EXISTING SANITARY
— S —	PROPOSED SANITARY
— FM —	EXISTING SANITARY FORCEMAIN
<b>FM</b> —	PROPOSED SANITARY FORCEMAIN
— W —	EXISTING WATER
<b>W</b> —	PROPOSED WATER
===== □	EXISTING STORM SEWER
===== □	PROPOSED STORM SEWER
===== CATV	EXISTING CABLE TELEVISION
===== RD	PROPOSED ROOF DRAIN
o o o	EXISTING FLOWLINE (E)
~~~~~	EXISTING TREELINE
~~~~~	PRESERVED TREELINE
— (700) —	PROPOSED CONTOUR
— (600) —	EXISTING CONTOUR
$\frac{T/C}{F/G}$ 772.00	PROPOSED SPOT ELEVATION
$\frac{T/C}{F/G}$ 771.50	
	EROSION CONTROL SILT FENCE

APPROVED BY THE CITY OF COLUMBIA PLANNING AND  
ZONING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2012.

DOUG WHEELER, CHAIRPERSON

APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL THIS  
DAY OF . 2012

SHEELA AMIN, CITY CLERK

ROBERT McDAVID, MAYOR

1. BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE. SEE ARCHITECTS' PLANS FOR ACCURATE DIMENSIONS.
2. ALL PROPOSED UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY. SEE APPROPRIATE UTILITY CONSTRUCTION PLANS FOR FURTHER DETAIL.
3. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
4. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS SHOWN OTHERWISE.
5. DRIVEWAY APPROACH AND H.C. RAMPS ARE TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.
6. THE INTENTION OF THIS GATE IS TO PREVENT CUT-THRU TRAFFIC THAT WILL ALLOW FOR ONE-WAY TRUCK TRAFFIC FROM GREEN MEADOWS ROAD TO GREEN MEADOWS CIRCLE.

TOP OF EXISTING MANHOLE AT THE NORTHEAST  
CORNER OF THE LOT LOCATED AT THE  
NORTHEAST CORNER OF GREENBRIAR DRIVE AND  
GREEN MEADOWS CIRCLE.

ELEVATION = 737.11

LOT 202  
PROFESSIONAL & BUSINESS OFFICE:  
1 SPACE/300 SQ FT  
8,468 SQ FT/300= 28.22 OR 29 SPACES  
  
TOTAL REQUIRED: 29 SPACES (2 OF WHICH ARE  
REQUIRED TO BE HANDICAPPED SPACES, 1  
TO BE VAN ACCESSIBLE, AND 4 REQUIRED  
BICYCLE SPACES.)

25 PARKING SPACES  
2 HANDICAPPED SPACES  
4 BICYCLE SPACES  
31 SPACES

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOT 1 OF ROCK BRIDGE CHRISTIAN CHURCH PLAT 1 AS RECORDED IN PLAT BOOK 36, PAGE 3 AND DESCRIBED BY THE WARRANTY DEED RECORDED AT BOOK 2152, PAGE 44, BOTH BEING RECORDS OF BOONE COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THIS TRACT IS SUBJECT TO ARTICLE V OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES AND AS SUCH, STORM WATER MANAGEMENT FOR THE SITE IS APPLIED PER THE CITY OF COLUMBIA STORM WATER MANAGEMENT AND WATER QUALITY MANUAL.

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

THERE WILL BE ONE MONUMENT SIGN AS SHOWN, NOT TO EXCEED 10' IN HEIGHT AND 48 SQUARE FEET IN AREA ALONG GREEN MEADOWS ROAD AND SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 23 OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS IT RELATES TO O-1 DISTRICTS.

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR  
FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA  
FLOOD PLAIN MAPS.

LIGHT POLES SHOWN SHALL BE SEMI-CUTOFF SHOEBOX FIXTURES, INWARD AND DOWNWARD DIRECTED, WHICH MAY BE RELOCATED OR CHANGED IN TOTAL NUMBER BY THE LIGHTING ENGINEER WITHOUT ADDITIONAL APPROVAL. MAXIMUM LIGHT POLE HEIGHT WILL BE 28 FEET. BUILDING MOUNTED LIGHTING IS UNKNOWN AT THIS TIME. ALL OUTDOOR LIGHTING SHALL BE SHOWN ON A FUTURE LIGHTING PLAN THAT WILL COMPLY WITH CHAPTER 29-30.1 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

AMEREN UE  
P.O. BOX M  
COLUMBIA, MISSOURI 65205  
CONTACT: BRUCE DARR (SO  
OF 1-70)  
(573) 876-3030

CITY OF COLUMBIA  
P.O. BOX N  
PUBLIC WORKS DEPARTMENT  
COLUMBIA, MISSOURI 65205  
CONTACT: STEVE HUNT  
(573) 874-7250

CITY OF COLUMBIA  
P.O. BOX N  
WATER & LIGHT DEPARTMENT  
COLUMBIA, MISSOURI 65205  
CONTACT: DON NICHOLSON  
(573) 874-7315

CITY OF COLUMBIA  
P.O. BOX N  
WATER & LIGHT DEPARTMENT  
COLUMBIA, MISSOURI 65205  
CONTACT: JONI TROYER  
(573) 874-7321

Plotted by: spencer; 27 Mar 2012 - 1:31pm

X:\Project\COIL CONSTRUCTION\RBC SUBDIVISION\PINBALL COMPANY C-P PLAN\CAD\COIL12-02.dwg C-P PLAN

**THE PINBALL  
COMPANY  
C-P PLAN**  
FEBRUARY 13, 2017

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C-P SITE PLAN  
C101



**A CIVIL GROUP**  
CIVIL ENGINEERING, PLANNING, SURVEYING  
3401 BROADWAY BUSINESS PARK COURT  
SUITE 105  
COLUMBIA, MD 65203  
PHONE: (573) 817-5750, FAX: (573) 817-1671

JAY GEBHARDT MO E-25052

				JG
A	03/22/12	CITY COMMENTS		
A	03/08/12	CITY COMMENTS		JG
NO.	DATE	DESCRIPTION		BY
	ACG JOB#	COIL 12-02		
	DRAWING#	COIL 12-02		
	ENGINEER:	JG		
	P.M.:	BAB		
	DRAWN BY:	BAB		
	PLOTTED:	02/10/12		
	DWG.	C 101		
T	SHEET	1 OF	2	



## Matthew Lepke - RE: P&Z List

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**From:** Matthew Lepke  
**To:** roy dudark  
**Date:** 3/28/2012 12:00 PM  
**Subject:** RE: P&Z List

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Good deal; I'll note this up front at well.  
Thank you,

-----|---  
Matthew Lepke, AICP  
Planner  
City of Columbia, Mo.  
Community Development--Planning Division  
701 E. Broadway  
PO Box 6015  
Columbia, MO 65205  
573.874.7239 office  
573.874.7437 direct  
[www.goColumbiaMo.com](http://www.goColumbiaMo.com)  
[www.Columbialmaged.com](http://www.Columbialmaged.com)

>>> "roy dudark" <dudark@centurytel.net> 3/28/2012 11:44 AM >>>

Thanks. I have been using my wife's laptop this winter so that is why I have been using two email addresses. But, my email address will change soon to [rdudark@socket.net](mailto:rdudark@socket.net) so this new one would be the one to use from now on.

Roy

**Matthew Lepke - RE: P&Z List**

---

**From:** "roy dudark" <dudark@centurytel.net>  
**To:** "Matthew Lepke" <MJLEPKE@gocolumbiamo.com>  
**Date:** 3/28/2012 11:45 AM  
**Subject:** RE: P&Z List

---

Thanks. I have been using my wife's laptop this winter so that is why I have been using two email addresses. But, my email address will change soon to [rdudark@socket.net](mailto:rdudark@socket.net) so this new one would be the one to use from now on.

Roy

---

**From:** Matthew Lepke [mailto: MJLEPKE@gocolumbiamo.com]  
**Sent:** Wednesday, March 28, 2012 10:30 AM  
**To:** roy dudark  
**Cc:** ddudark@centurytel.net  
**Subject:** Re: P&Z List

Roy--

I do not know why that address was used. As you're aware, I've not been using that address when you and I have corresponded. Rather, you have been using the [ddudark@centurytel.net](mailto:ddudark@centurytel.net) address in previous communications, and I've replied to that address. Today, you've written with a different address; which one is best for you as we further correspond?

I'm sorry if anyone in our office used an incorrect address, as he or she may not have known that you were not using that address or that the e-mail service is no longer in business.  
As for the plan revision, most changes were related to the landscaping--species, size, and location. The heights of the proposed Norway Spruces were increased from four feet to six. There was a change in one of the grasses to a type preferred by the City Arborist. The driveway that goes north-south on the west side of the site has also narrowed to 20' wide, so as to accommodate the row of landscaping on the east side of the shared property line between the church and outlot. City staff requested these changes, save for the driveway, which was done to put the landscaping on the east side of the shared property line.

Staff will prepare a memo for the PZC packet outlining these changes and including other information such as a copy of the revised drawings and a packet of correspondence received since the last PZC meeting.

I hope the information provided to you yesterday is sufficient; if not, please contact us.

Thank you,

-----|  
Matthew Lepke, AICP  
Planner  
City of Columbia, Mo.  
Community Development--Planning Division  
701 E. Broadway  
PO Box 6015  
Columbia, MO 65205  
573.874.7239 office  
573.874.7437 direct

## Matthew Lepke - Re: 12-28 Pinball Co

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**From:** Matthew Lepke  
**To:** David Bauer  
**Date:** 3/28/2012 8:58 AM  
**Subject:** Re: 12-28 Pinball Co

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I didn't see Scott; I gave the plans to Pat Burbridge. So, I'd say contact Scott and see what he has to say.  
Thank you,

-----|--  
Matthew Lepke, AICP  
Planner  
City of Columbia, Mo.  
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[www.Columbialmaged.com](http://www.Columbialmaged.com)  
>>> David Bauer 3/28/2012 8:58 AM >>>  
Matthew,

You brought by the latest and greatest yesterday and said you had given Scott Bitterman a copy to review. Did you discuss with him whether he would be providing comments to me or directly to you? I only ask because Chad has looked it over and Traffic was the only other outstanding comment that needed to be addressed. Didn't know if I should wait on Mr Bitterman or send in Chad's response.

- David -

## Matthew Lepke - P&Z List

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**From:** "roy dudark" <dudark@centurytel.net>  
**To:** "Matthew Lepke" <mjlepke@gocolumbiamo.com>  
**Date:** 3/28/2012 8:22 AM  
**Subject:** P&Z List

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If I was the paranoid type, I might think you folks didn't really want to send me the P&Z info. You used an email service provider (coin.org) that went out of business about several years ago.

**Matthew Lepke - RE: Pinball Co. revised PDF**

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**From:** "roy dudark" <dudark@centurytel.net>  
**To:** "Matthew Lepke" <mjlepke@gocolumbiamo.com>  
**Date:** 3/28/2012 8:11 AM  
**Subject:** RE: Pinball Co. revised PDF  
**CC:** <Ward5@gocolumbiamo.com>, <nwelty@mchsi.com>, <TTTEDDY@gocolumbiamo.com>

---

Matthew,

What are the significant changes in this plan compared to the previous C-P Plan? Which changes are proposed by the consulting engineer and which ones were requested by city staff?

Roy Dudark

----- Original Message -----

**From:** Matthew Lepke  
**To:** ddudark@centurytel.net ; Timothy Teddy ; City Of Columbia Ward5 ; nwelty@mchsi.com  
**Sent:** Tuesday, March 27, 2012 1:41 PM  
**Subject:** Pinball Co. revised PDF

Staff received a revised PDF of the Pinball Co. C-P plan at 1:31 p.m. Tuesday. It is attached for your information. Please feel free to forward it to those whom you believe would be interested in seeing it.

Again, this is scheduled to be discussed at the April 5, 2012, Planning and Zoning Commission meeting, which is scheduled to begin at 7 p.m. in the City Council Chambers at City Hall.

-----|--  
Matthew Lepke, AICP  
Planner  
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[www.Columbialmaged.com](http://www.Columbialmaged.com)

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No virus found in this message.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 2012.0.1913 / Virus Database: 2114/4897 - Release Date: 03/27/12

## Matthew Lepke - Re: Pinball Co. revised PDF

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**From:** Matthew Lepke  
**To:** City Of Columbia Ward5; Teddy, Timothy  
**Date:** 3/27/2012 5:19 PM  
**Subject:** Re: Pinball Co. revised PDF

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Many of the changes were related to the landscaping--species, size, and location. The heights of the proposed Norway Spruces were increased from four feet to six. There was a change in one of the grasses to a type preferred by the City Arborist. The driveway that goes north-south on the west side of the site has also narrowed to 20' wide, so as to accommodate the row of landscaping on the east side of the shared property line between the church and outlot.

I've not had time to finish checking for anything else, but these are the changes of which I'm aware at present. Staff will prepare a memo for the PZC packet outlining these changes and including other information such as a copy of the revised drawings and a packet of correspondence received since the last PZC meeting.

Thank you,

-----|  
Matthew Lepke, AICP  
Planner  
City of Columbia, Mo.  
Community Development--Planning Division  
701 E. Broadway  
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**From:** City Of Columbia Ward5 <ward5@gocolumbiamo.com>  
**To:** MJLEPKE@GoColumbiaMO.com  
**Date:** 3/27/2012 3:20 PM  
**Subject:** Re: Pinball Co. revised PDF

Matthew - what is the revision?

Thanks,  
Helen

Sent from my iPad

On Mar 27, 2012, at 1:41 PM, "Matthew Lepke" <MJLEPKE@GoColumbiaMO.com> wrote:

> Staff received a revised PDF of the Pinball Co. C-P plan at 1:31 p.m. Tuesday. It is attached for your information. Please feel free to forward it to those whom you believe would be interested in seeing it.

>

> Again, this is scheduled to be discussed at the April 5, 2012, Planning and Zoning Commission meeting, which is scheduled to begin at 7 p.m. in the City Council Chambers at City Hall.

>

>

>

> -----|---

> Matthew Lepke, AICP

> Planner

> City of Columbia, Mo.

> Community Development--Planning Division

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> [www.ColumbiaImagined.com](http://www.ColumbiaImagined.com) ( <http://www.columbiaimagined.com/> )

> <TEXT.htm>

> <PINBALL C-P 032712\_1.pdf>

**Matthew Lepke - Pinball C-P**

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**From:** Spencer Haskamp <spencer@acivilgroup.com>  
**To:** Matthew Lepke <MJLEPKE@gocolumbiamo.com>  
**Date:** 3/27/2012 1:31 PM  
**Subject:** Pinball C-P  
**Attachments:** PINBALL C-P 032712.pdf

---

Matthew, attached is a PDF as requested.

Spencer Haskamp  
Project Manager  
A Civil Group  
3401 Broadway Business Park Ct, Suite 105  
Columbia, MO 65203  
T (573) 817-5750  
F (573) 817-1677  
[www.acivilgroup.com](http://www.acivilgroup.com)  
[www.acghomeandbuildinginspection.com](http://www.acghomeandbuildinginspection.com)

## Matthew Lepke - Re: Pinball C-P

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**From:** Matthew Lepke  
**To:** Spencer Haskamp  
**Date:** 3/27/2012 8:47 AM  
**Subject:** Re: Pinball C-P

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I'll take six; thanks for asking.  
Please also send the revised PDF when you have a moment.  
Thank you,

-----|--  
Matthew Lepke, AICP  
Planner  
City of Columbia, Mo.  
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PO Box 6015  
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[www.Columbialmaged.com](http://www.Columbialmaged.com)

>>> Spencer Haskamp <[spencer@acivilgroup.com](mailto:spencer@acivilgroup.com)> 3/27/2012 8:39 AM >>>  
Matthew, I am helping fill in for Brent on the Pinball C-P plan. We have all the comments addressed and are ready to resubmit. How many copies are needed for resubmittal? Thanks

Spencer Haskamp  
Project Manager  
A Civil Group  
3401 Broadway Business Park Ct, Suite 105  
Columbia, MO 65203  
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F (573) 817-1677  
[www.acivilgroup.com](http://www.acivilgroup.com)  
[www.acghomeandbuildinginspection.com](http://www.acghomeandbuildinginspection.com)

**From:** <karl.kruse@mchsi.com>  
**To:** Tim Teddy <TTTeddy@gocolumbiamo.com>  
**CC:** Traci Wilson-Kleekamp <twilsonklee@earthlink.net>  
**Date:** 3/26/2012 8:34 AM  
**Subject:** Proposed rezoning at Green Meadows and Green Meadows Cr. (12-28)

TO: Planning and Zoning Commission

FROM: Karl Kruse

DATE: March 26, 2012

RE: Application for rezoning 12-28

The above application for C-P zoning with office uses at the intersection of Green Meadows and Green Meadows Cr. is, in my view, not well conceived. It's basically in the middle of a residential and institutional area with A-1, R-1, PUD nearby in every direction. There are many acres of undeveloped property already zoned for commercial and office use within several blocks of the site, including at Nifong and Bethel, Nifong and Forum and in the East Green Meadows/Buttwood area.

Personally, I believe a more appropriate use of this site, an important gateway to the neighborhood, would be PUD, pre-school or something similar.

--

Karl Kruse  
2405 Lynnwood Dr.  
Columbia, MO 65203  
Cell: 573-424-7339

**From:** Jeff Koppelman <koppej@msn.com>  
**To:** <ttteddy@gocolumbiamo.com>, <planning@gocolumbiamo.com>, <mayor@gocolumb...>  
**CC:** Helen Anthony <hanthony@mchsi.com>, <protectgreenmeadows@yahooogroups.com>  
**Date:** 3/25/2012 7:24 PM  
**Subject:** Green Meadows P&Z Request

Mayor, P&Z, Mr. Teddy:

I have written to Ms. Anthony and Mr. Teddy already, voicing my opposition to anything other than R1 in the neighborhood. I thought, mistakenly, that this would have gone away by now but that evidently is not to happen without administrative intervention. My wife and I have lived at 212 Hollyridge Lane, 1 block north of the proposed business, for 25 years. We had intended to retire soon and maintain this address. However, actions by the city have brought into question exactly what the city will be like 10-30 years from now. It is hard for us to fathom why this proposed business would pick this residential site on a road that will only get more congested as the city grows. It has to be because of getting commercial property at a residential rate -- but where does that approach end? We envision more encroachment if this zoning change goes thru, possibly including the whole church property and adjacent open lands near the intersection of Bethel and Green Meadows. It is also hard for me to fathom why: 1) residential real estate companies do not question the loss of potential sales as more home sites go into commercial. In addition, their commissions are based on the value of homes and those in this neighborhood will be de-valued. Likewise for other neighborhoods where this likely will be proposed as well if this goes through. 2) commercial real estate folks do not question loss of business when so many empty businesses are available for sale/lease and so much land is available that is already commercial. This cannot be helpful to them unless they foresee a run on R1 property conversion, again, at a cheaper rate. There are business sites/offices vacant downtown (e.g., Providence north of Stewart Rd.) The whole Green Meadows/Buttonwood area is largely vacant after buildings have been constructed or ground scraped. Are those areas not available for the proposed business? 3) why the city markets Columbia as a great place to live and entices retirees to settle here, when at any time their homes may be invaded by commercial/office development. That is not an attraction and only reduces the value of their investment. Does the city have a long-term growth plan that calls for putting more businesses west of current businesses near Providence? If so, they need to be forthcoming with that information so that residents know what is in store for them. This city did not receive its great ratings for livability in the past because of its penchant for disturbing neighborhoods, so I hope this is just an isolated end-run. In closing, let me say that we have lived in Columbia because it strived to be a pleasant, informed, progressive city. Let's hope that has not changed. Sincerely, Jeff and Maureen Koppelman 573-808-4359

**Matthew Lepke - PZC information**

---

**From:** Denise Clark <dlclark@gocolumbiamo.com>  
**To:** "Dudark, Roy" <wdudark@coin.org>  
**Date:** 3/23/2012 3:56 PM  
**Subject:** PZC information  
**CC:** "Teddy, Timothy" <ttteddy@gocolumbiamo.com>, "Barrow, Jeff" <jeffrey.bar...>

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Roy - Listed below are the phone numbers which appear on the application to serve on the PZC and are open records. Sorry I got busy this morning and just now got to this for you.

Doug Wheeler - Chair - 876-2895 or 881-2858  
Ray Puri - V-Chair - 814-5464  
Matthew VanderTuig - Secretary - 356-7625  
Steve Reichlin - 442-4880  
Jeff Barrow - 356-7433  
Rusty Strodtman - 864-5002  
Andy Lee 449-6442 or 999-6442  
Ann Peters 474-5759 or 415-602-2896

Let me know if you need anything else from me.

**From:** "Brenda Blankenship" <Bblanken@columbia.k12.mo.us>  
**To:** <mayor@gocolumbiamo.com>, <planning@gocolumbiamo.com>, <ttteddy@gocolumb...>  
**Date:** 3/22/2012 12:47 PM  
**Subject:** Rezoning Case #12-28

Dear Mr. Teddy, Planning and Zoning Board and City Council,

We are writing in opposition to application #12-28, a request by The Pinball Company for a rezoning of 1.45 acres of land from R-1 Residential to C-P Commercial/O-1 on Green Meadows Road. The applicant proposes to construct an 8,500 square foot building. The Pinball Co. would occupy 4,500 sq. ft. to house their retail business including a showroom for pinball and other amusement machines along with work space for the assembly, shipping, delivery, repair, refurbishing, and wholesaling of the machines. The other 4,000 square feet would be utilized for two offices. We believe the request should be denied and the property left as R-1 for the following reasons:

1. The surrounding area is all R-1, PUD, or A-1.
2. The commercial/office zoning is at the east end of Green Meadows Road and across Providence.
3. There is an abundant supply of office and commercial space throughout the city. There are properties that better accommodate the entrance and exit of large delivery trucks and the use of a loading dock.
4. Green Meadows Road will have to be restructured to accommodate a turning lane and Green Meadow Circle will have to be configured to allow large delivery trucks to enter and/or exit.

This is an incompatible use for this property. It is spot zoning and sets a precedent for future rezoning in this area. We urge you to deny the request and leave the property R-1.

Sincerely,

Richard and Brenda Blankenship  
306 Cumberland Rd  
Columbia, Missouri 65203

**From:** Sarah Hill <sarahhill@mchsi.com>  
**To:** <ttteddy@gocolumbiamo.com>, <planning@gocolumbiamo.com>, <mayor@gocolumb...>  
**CC:** Helen Anthony <hanthony@mchsi.com>  
**Date:** 3/22/2012 11:55 AM  
**Subject:** Rezoning Case #12-28

March 22, 2012

Dear Mr. Teddy, Planning and Zoning Board and City Council,

We are writing in opposition to application #12-28, a request by The Pinball Company for a rezoning of 1.45 acres of land from R-1 Residential to C-P Commercial/O-1 on Green Meadows Road. The applicant proposes to construct an 8,500 square foot building. The Pinball Co. would occupy 4,500 sq. ft. to house their retail business including a showroom for pinball and other amusement machines along with workspace for the assembly, shipping, delivery, repair, refurbishing, and wholesaling of the machines. The other 4,000 square feet would be utilized for two offices. We believe the request should be denied and the property left as R-1 for the following reasons:

1. The surrounding area is all R-1, PUD, or A-1.
2. The commercial/office zoning is at the east end of Green Meadows Road and across Providence.
3. There is an abundant supply of office and commercial space throughout the city. There are properties that better accommodate the entrance and exit of large delivery trucks and the use of a loading dock.
4. Green Meadows Road will have to be restructured to accommodate a turning lane and Green Meadow Circle will have to be configured to allow large delivery trucks to enter and/or exit.

This is an incompatible use for this property. It is spot zoning and sets a precedent for future rezoning in this area. We urge you to deny the request and leave the property R-1.

Sincerely,  
Andy and Sarah Hill  
3005 Greenbriar Drive

March 22, 2012

Dear Mr. Teddy, Planning and Zoning Board and City Council,

We are writing in opposition to application #12-28, a request by The Pinball Company for a rezoning of 1.45 acres of land from R-1 Residential to C-P Commercial/O-1 on Green Meadows Road. The applicant proposes to construct an 8,500 square foot building. The Pinball Co. would occupy 4,500 sq. ft. to house their retail business including a showroom for pinball and other amusement machines along with workspace for the assembly, shipping, delivery, repair, refurbishing, and wholesaling of the machines. The other 4,000 square feet would be utilized for two offices. We believe the request should be denied and the property left as R-1 for the following reasons:

1. The surrounding area is all R-1, PUD, or A-1.
2. The commercial/office zoning is at the east end of Green Meadows Road and across Providence.
3. There is an abundant supply of office and commercial space throughout the city. There are properties that better accommodate the entrance and exit of large delivery trucks and the use of a loading dock.
4. Green Meadows Road will have to be restructured to accommodate a turning lane and Green Meadow Circle will have to be configured to allow large delivery trucks to enter and/or exit.

This is an incompatible use for this property. It is spot zoning and sets a precedent for future rezoning in this area. We urge you to deny the request and leave the property R-1.

Sincerely,  
Mike and Joan Gillingham  
3004 Greenbriar Drive

FAX 573-874-7546

RECEIVED  
REVISED  
MAR 23 2012

PLANNING DEPT

**From:** Lawrence Rugolo <lrugolo@mediacombb.net>  
**To:** <hanthony@mchsi.com>  
**CC:** <ttteddy@GoColumbiaMO.com>  
**Date:** 3/21/2012 10:40 PM  
**Subject:** Green Meadows rezoning

Dear Council Representative Helen Anthony,

We strongly oppose rezoning the area on Green Meadows Road near the Rock Bridge Christian Church from R1 to either CP or O1. There are plenty of properly zoned real estate and building sites very near the proposed site, namely the Peach Tree area south of Nifong and west of Providence Road. We hope that you will argue against the proposed rezoning.

Lawrence and Carol Rugolo  
2509 Cimarron Drive  
Columbia, MO 65203

cc/ Tim Teddy, City of Columbia – Community Development

**From:** "Russell Greene" <rcgreene@centurytel.net>  
**To:** <ttteddy@GoColumbiaMO.com>  
**Date:** 3/21/2012 9:15 PM  
**Subject:** Green Meadows rezoning

I am opposed to rezoning the plot of land next to the church on Green Meadows. This is a residential area and I don't want to see a commercial business placed in it at that location. The traffic on Green Meadows is quite heavy and gets jammed up at the Bethel stop sign and at Providence road. I live on Vail Drive and many times have difficulty getting on to Green Meadows off of Skylark. Please do not approve this rezoning request.

Thank-you,

Russ Greene

2705 Vail Drive

Columbia, MO 65203

**From:** Lapkin Phil <phillapkin@me.com>  
**To:** <ttteddy@GoColumbiaMO.com>  
**Date:** 3/21/2012 8:31 PM  
**Subject:** Green Meadows Rezoning Request

My wife and I have lived on Cimarron Drive for the past 12 years and off of Green Meadows for 8 years prior to that. We have seen a lot of development in the adjacent areas, as well as the construction of the Fire Department station several years ago, which we think was thoughtfully designed to fit in well with the neighborhood. We are very much against the rezoning of the parcel of land on Green Meadows and Green Meadows Circle from R1 to either Commercial or Office. It is entirely inappropriate to introduce retail commercial or office buildings in a buffer zone surrounded by residential properties. Please vote to deny this rezoning request.

Thank you for your careful consideration of our opinion

Phil Lapkin  
ENG-EFP Production  
Cell (573) 268-8211  
Hm (573) 874-6745  
[www.flamingobeachvilla.com](http://www.flamingobeachvilla.com)

**From:** Nicole Clemens <nbclemens@yahoo.com>  
**To:** "TTTEDDY@gocolumbiamo.com" <TTTEDDY@gocolumbiamo.com>  
**CC:** "planning@gocolumbiamo.com" <planning@gocolumbiamo.com>, "ward5@GoColumb...  
**Date:** 3/21/2012 5:14 PM  
**Subject:** Green Meadows Rezoning Request (12-28)

To: Columbia Planning and Zoning Commission  
From: Nicole Clemens  
Date: March 20, 2012

Dear Commissioners:

This email is to express my disapproval for the potential rezoning of the land at the corner of Green Meadows Rd. and Green Meadows Circle in the strongest of terms.

I have been a resident of this community since 2000. After completing my degree at MU, I chose to stay and raise my family here. Much of the draw to this city and the neighborhood in which I chose to live was its neighborhood feel and its green space. My residence is directly across Green Meadows Road from the land proposed for rezoning. By considering the proposal of The Pinball Company, the commissioners are undermining the integrity of the community.

I do not assume that nothing will ever be built on the land in question. Nor do I oppose the idea of building there eventually. I do, however, oppose in the strongest terms allowing Nic and Brooke Parks to proceed with their proposal for land use. Even the Parks themselves said at their first public meeting that they would run the business out of their own home, but their "neighbors wouldn't be too happy about that" because this is not an appropriate use for land in a residential area. There have been mentioned several potential compatible uses that do not invite the commercial corridor to encroach into a neighborhood.

In several community meetings with the couple and their representative, they have billed their business as "low-impact" and "internet sales". However, "internet sales" has a completely different connotation than "refurbishing machines in a warehouse which requires the use of multiple tractor trailers a week", which is what their business actually entails. The most recent proposal includes the addition of a turn lane on Green Meadows which would run right next to my home. This is an area already high in pedestrian and bike traffic. Inviting more vehicular traffic by rezoning is not only inconvenient, but dangerous. This is certainly not minimizing of adverse impacts as stated in C-P zoning objectives.

In addition to disallowing C-P zoning, as is staff recommendation, I also strongly urge the council to disapprove O-1 zoning, as well. All the surrounding land is residential, as it should be. The Parks and their cohorts continue to try to equate their intended uses to those of the church and fire house. This is simply not the case. Any O-1 office use has a negative impact on the neighborhood, whereas a firehouse and a church add to the sense of community established through existing R-1 and PUD zoning. This would seem to be a classic example of spot zoning. It would be beneficial to neither the existing neighborhood nor to the image of the commission. Rezoning this land sets a dangerous

precedent

which invites the buying and rezoning of residential land throughout the city, rendering any neighborhood vulnerable to intrusion by various commercial interests.

It is for these reasons, among others already voiced by my neighbors, that while I strongly agree with staff's recommendation to deny C-P, I strongly disagree with the committee's suggestion that O-P zoning would be appropriate for this location.

Sincerely,  
Nicole Clemens  
236 W. Green Meadows Rd.

**From:** "Charles E. W. Ward" <czar8196@gmail.com>  
**To:** <ttteddy@GoColumbiaMO.com>  
**CC:** <ward5@GoColumbiaMo.com>, <hanthony@mchsi.com>, <planning@gocolumbiamo.com>  
**Date:** 3/21/2012 1:30 PM  
**Subject:** Proposed Green Meadows rezoning

Mr. Teddy:

My wife and I are Ward 5 residents; our home is located not far from the Green Meadows tract proposed for rezoning from R-1 to CP (Commercial) or O-1 (Office).

We strongly object to this rezoning proposal. It is an unjustifiable invasion of commercial activity into an established residential area. Surely, no rational city plan could provide for an uncontrolled intermixing of commercial/office and residential development.

This tract is completely surrounded by non-commercially zoned property: on the west by the Rockbridge Christian church, on the north by R1 residential property and on the south and east by PUD attached homes. The character of the neighborhood would be totally disrupted by inserting business activity and associated traffic and parking into it. I would like to remind you of the City Council rejection several years ago of a commercial rezoning proposal for a nearby tract at the northwest corner of Bethel and Green Meadows on the grounds that this was inappropriate use for property in an established residential area.

While we do not live directly adjacent to the tract in question, we are concerned that our home's property value as well as that of our neighbors will be affected, since prospective home purchasers will be driving by this tract to reach our neighborhood and they will form negative attitudes of the neighborhood in general.

There is already an abundance of commercially zoned properties, both developed and undeveloped, within a short distance of the tract in question which could easily satisfy the needs of the commercial interests proposing this rezoning. As a result, no plausible case can be made for this request.

We are requesting that you act to preserve the quality of Columbia neighborhoods and deny this request.

Ann & Charles Ward  
2400 Cimarron Drive  
Columbia, MO 65203

From: Timothy Teddy  
To: PZC Members Only  
Date: 3/19/2012 10:01 AM  
Subject: Fwd: Revised letter - Trailridge to remain R-1

Good morning commissioners -

Comment received this morning on case 12-28, which is on your agenda for this Thursday as a request to table to April 5, 2012.

Sincerely,

Tim

>>> "Arden Boyer-Stephens" <[aboyerstephens@gmail.com](mailto:aboyerstephens@gmail.com)> 3/19/2012 9:22 AM >>>  
Dear Ms. Anthony and Mr. Teddy:

As a part of the Trailridge neighborhood, I stand in opposition to any rezoning request by The Pinball Company or any rezoning request that would allow this area usage other than R-1. I am not convinced the Pinball Company is "only an internet company" nor am I convinced that once rezoned, this and other areas in the neighborhood would not become vulnerable to more rezoning requests. Green Meadows Circle is used by the neighborhood for entry and exit. Having trucks loading/unloading on this residential road would create obstacles to traffic flow as well as ruin the roadway more quickly under the heavy weight of any trucks. This road has no shoulders and was obviously built for residential traffic only. No rezoning for commercial, business, office or industry use should be approved.

I believe I agree with most residents in this neighborhood in opposing a rezoning. We want our neighborhood to remain residential only and I believe our association will continue to oppose any rezoning request. This particular corner does not have the infrastructure to support business/industry/ commercial/office buildings. I don't know a lot about planned land use, but I believe there are other areas within the city that are zoned for business usage and available to new businesses. Those areas should be maximally utilized to their full potential before trying to rezone residential areas.

I appreciate all that Traci Wilson-Kleekamp, Sara Hill and others are doing to protect our residential neighborhood from encroachment by commercial enterprises. The area needs to remain an R-1 zone. I hope to be able to attend the meeting on April 5th, but wanted to send my concerns to you in case I am unable to be at the Planning and Zoning meeting. Thank you for your attention to our concerns.

*Arden Boyer-Stephens*

## Matthew Lepke - Fwd: P&Z re Pinball Company/R-1 Zone

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**From:** Matthew Lepke  
**To:** PZC Members Only  
**Date:** 3/22/2012 1:52 PM  
**Subject:** Fwd: P&Z re Pinball Company/R-1 Zone

---

>>> Denise Clark <dlclark@gocolumbiamo.com> 3/22/2012 1:44 PM >>>

----- Forwarded message -----

From: **Timothy Teddy** <TTTEDDY@gocolumbiamo.com>  
Date: Thu, Mar 22, 2012 at 12:37 PM  
Subject: Fwd: P&Z re Pinball Company/R-1 Zone  
To: [dlclark@gocolumbiamo.com](mailto:dlclark@gocolumbiamo.com).test-google-a.com

Denise,

Please forward to PZC Thanks Tim

>>> <[jncdubes@mediacombb.net](mailto:jncdubes@mediacombb.net)> 3/20/2012 9:21 AM >>>

Dear Ms. Anthony and Mr. Teddy:

We stand in opposition to the rezoning request by The Pinball Company or any rezoning request that would allow this area usage other than R-1. We feel this request from them will not truly be for an "only an internet company" nor do we believe that should their request for rezoning pass that, our neighborhood, and extensive others, would not become vulnerable to other rezoning requests. Green Meadows Circle is used by the neighborhood for entry and exit. Having trucks loading/unloading on this residential road would create obstacles to traffic flow as well as ruin the roadway more quickly under the heavy weight of any trucks. This road has no shoulders and was obviously built for residential traffic only. No rezoning for commercial, business, office or industry use should be approved.

We agree, with the majority of our neighbors, that our neighborhood opposes rezoning. We want our neighborhood to remain residential only and believe our association will continue to oppose any rezoning request. This particular corner does not have the infrastructure to support business/industry/ commercial/office buildings. There are

definitely many other areas within the city that are zoned, and available for business usage. Those areas should be maximally utilized to their full potential before trying to rezone residential areas.

We intend to be at the April 5th meeting, but prior to, wanted to express our concern pertaining to this matter. Our neighborhood needs to remain an R-1! We appreciate all that Traci Wilson-Kleekamp, and our association, is doing to protect our residential neighborhood.

Your help in this matter will be truly appreciated.

Jerry and Caye Dubes

2813 Greenbriar Drive

Columbia, MO 65203

**Matthew Lepke - Fwd: Green Meadows rezoning proposal**

---

**From:** Denise Clark <dlclark@gocolumbiamo.com>  
**To:** "Lepke, Matthew" <mjlepke@gocolumbiamo.com>  
**Date:** 3/22/2012 1:43 PM  
**Subject:** Fwd: Green Meadows rezoning proposal

---

----- Forwarded message -----

**From:** Timothy Teddy <TTTEDDY@gocolumbiamo.com>  
**Date:** Thu, Mar 22, 2012 at 12:40 PM  
**Subject:** Fwd: Green Meadows rezoning proposal  
**To:** dlclark@gocolumbiamo.com.test-google-a.com

Denise please forward to PZC thanks.

Tim

>>> Stas Kolenikov <skolenik@yahoo.com> 3/21/2012 2:46 PM >>>  
Dear Mr. Teddy, Mrs. Anthony,

I am one of the residents in the area that will be affected by rezoning if you let it pass through. I strongly oppose any rezoning of the property, and neither commercial nor office designation of the land will be satisfactory to the hundreds of residents in the adjacent neighborhoods. There is no commercial property for several blocks from this place. Having either construction or delivery vehicles on Green Meadows circle will be disruptive to the residents, and potentially blocking access for the fire trucks dispatched from the nearby Fire Station 7. I hope the proposal to rezone the property next to Rock Bridge Christian Church from R1 to CP or O1 will be denied. I believe the proponents of an online business will find plenty of land with better access from major streets in other parts of town.

Stas Kolenikov,  
<http://stas.kolenikov.name/>

## Matthew Lepke - Fwd: Green Meadows Gateway

---

**From:** Matthew Lepke  
**To:** PZC Members Only  
**Date:** 3/22/2012 1:48 PM  
**Subject:** Fwd: Green Meadows Gateway

---

>>> Denise Clark <dlclark@gocolumbiamo.com> 3/22/2012 1:43 PM >>>

----- Forwarded message -----

**From:** **Timothy Teddy** <TTTEDDY@gocolumbiamo.com>  
**Date:** Thu, Mar 22, 2012 at 12:38 PM  
**Subject:** Fwd: Green Meadows Gateway  
**To:** [dlclark@gocolumbiamo.com](mailto:dlclark@gocolumbiamo.com), [test-google-a.com](mailto:test-google-a.com)

Denise please forward to PZC. Thanks. Tim

>>> "Jan Fewell" <jfewell@socket.net> 3/21/2012 12:49 PM >>>

Mr. Teddy,

We have resided in the Green Meadows area since 1987. We do NOT support a commercial (OP) or office (O1) zoning for use of the property on the Green Meadows Gateway. Please consider a better, more appropriate use for this property.

Thank you for your consideration.

Jan and Kent Fewell  
704 Centennial Court  
Columbia MO 65203

## Matthew Lepke - Fwd: Green Meadows Zoning Request

---

**From:** Matthew Lepke  
**To:** PZC Members Only  
**Date:** 3/22/2012 1:51 PM  
**Subject:** Fwd: Green Meadows Zoning Request

---

>>> Denise Clark <dlclark@gocolumbiamo.com> 3/22/2012 1:44 PM >>>

----- Forwarded message -----

**From:** Timothy Teddy <TTTEDDY@gocolumbiamo.com>  
**Date:** Thu, Mar 22, 2012 at 12:36 PM  
**Subject:** Fwd: Green Meadows Zoning Request  
**To:** dlclark@gocolumbiamo.com, test-google-a.com

Denise, please forward this message and several to follow to the PZC. Thanks.

>>> J Kop <koppej@msn.com> 3/19/2012 9:38 PM >>>

Mr. Teddy: My wife and I live at 212 Hollyridge Lane and have done so for the last 25 years. We are not in favor of a zoning request for the church land that changes it to CP. That land needs to stay R1. We do not understand why, with all the commercial land available in this town, that R1 in an established neighborhood would be desirable unless it is to lead to more commercial or office properties. Even if the church were to stay, and the next plot between it and the fire station stayed as is, that one site would not be because of the additional trucks and traffic on Green Meadows Road. If you convert residential land, likely at a lower price than commercial land, to CP, it opens the door for further conversion in our neighborhood and we do not want that. Thank you for your time. Jeff and Maureen Koppelman

## Matthew Lepke - Rezoning Case #12-28

---

**From:** "Brenda Blankenship" <Bblanken@columbia.k12.mo.us>  
**To:** <mayor@gocolumbiamo.com>, <planning@gocolumbiamo.com>, <ttteddy@gocolumb...>  
**Date:** 3/22/2012 12:47 PM  
**Subject:** Rezoning Case #12-28

---

Dear Mr. Teddy, Planning and Zoning Board and City Council,

We are writing in opposition to application #12-28, a request by The Pinball Company for a rezoning of 1.45 acres of land from R-1 Residential to C-P Commercial/O-1 on Green Meadows Road. The applicant proposes to construct an 8,500 square foot building. The Pinball Co. would occupy 4,500 sq. ft. to house their retail business including a showroom for pinball and other amusement machines along with work space for the assembly, shipping, delivery, repair, refurbishing, and wholesaling of the machines. The other 4,000 square feet would be utilized for two offices. We believe the request should be denied and the property left as R-1 for the following reasons:

1. The surrounding area is all R-1, PUD, or A-1.
2. The commercial/office zoning is at the east end of Green Meadows Road and across Providence.
3. There is an abundant supply of office and commercial space throughout the city. There are properties that better accommodate the entrance and exit of large delivery trucks and the use of a loading dock.
4. Green Meadows Road will have to be restructured to accommodate a turning lane and Green Meadow Circle will have to be configured to allow large delivery trucks to enter and/or exit.

This is an incompatible use for this property. It is spot zoning and sets a precedent for future rezoning in this area. We urge you to deny the request and leave the property R-1.

Sincerely,

Richard and Brenda Blankenship  
306 Cumberland Rd  
Columbia, Missouri 65203

**Matthew Lepke - Fwd: RE: Zoning Request for Property on Green Meadows and Green meadows Circle**

---

**From:** Denise Clark  
**To:** Lepke, Matthew  
**Date:** 3/21/2012 4:12 PM  
**Subject:** Fwd: RE: Zoning Request for Property on Green Meadows and Green meadows Circle

---

>>> "Ranadhir Mitra" <mitrar@socket.net> 3/20/2012 10:14 AM >>>  
Mr. Teddy, P&Z Members and Council Members

Re: re zoning of Lot 201, Rock Bridge Christian Church Plat 2

I totally agree with this following petition by Mr. James Reese and hereby register my STRONG OPPOSITION to rezoning, from R-1 to CP or O1, of the aforesaid property located at the corner of Green Meadows and Green Meadows Circle.

**I urge you to dismiss the rezoning request and leave the property R-1 as is.**

Sincerely,

Ranadhir Mitra  
3010 Crawford Street  
Columbia, MO 65203-2920  
573-268-3736// 573-449-2644

---

**From:** protectgreenmeadows@yahoogroups.com [mailto:protectgreenmeadows@yahoogroups.com] **On Behalf Of** James Reese  
**Sent:** Tuesday, March 20, 2012 5:29 AM  
**To:** ttteddy@GoColumbiaMO.com; planning@gocolumbiamo.com; mayor@GoColumbiaMo.com  
**Cc:** Helen Anthony; protectgreenmeadows@yahoogroups.com  
**Subject:** Zoning Request for Property on Green Meadows and Green meadows Circle

Mr. Teddy, P&Z Members and Council Members

I am writing to express my strong opposition to the zoning request, to change from R-1 to CP or O1, on the property located at the corner of Green Meadows and Green Meadows Circle. There are a number of reasons this request should be turned down and the property left R-1. First, it is not a consistent nor good use for the area, second it will have an adverse value affect disproportionate to any possible future gains and third, there is abundant commercial/manufacturing space available throughout the city.

The rezoning from R-1 to CP or O1 is not consistent with the surrounding R-1 residential area. The property is situated at the gateway or entrance of mature and desirable residential neighborhoods.

There is not currently any non residential use nearby with the exception of places of worship. The retail/manufacturing use that is proposed for the site is totally inconsistent with current land use and would fit better at the corner of Green Meadows and Providence or at the traffic circle east of the Green Meadows and Providence corner where empty suitable space exists. The idea of infilling vacant lots in residential neighborhoods with retail/manufacturing/commercial businesses and buildings is a bad idea and poor planning.

The rezoning of the R-1 to CP or O1 will have an adverse property value affect of several established neighborhoods; Trail Ridge Greenbrier, Green Meadows, Cimmeron and the R-1 to the south of the property. A drop in property value would be immediate and devastating for some long-term home owners adjacent to the property, while those farther away would experience value loss, lack of appreciation and a decline of resale value in general. I believe the loss of property value would be directly tied to a loss of property tax revenue from the area. This is not just my opinion but was expressed by Mr. Brent Gardner, a real estate professional in Columbia, when he stated, "it might affect some of your property value ..."

There is no justification or good reason for this rezoning request when the amount of empty commercial space in Columbia is at such a high level. There are available spaces for retail/manufacturing/commercial within a short distance of the property at Green Meadows and Green Meadows Circle. John John has space at the corner of Green Meadows and Providence, Steve Wendling has space at the traffic circle east of the corner of Green Meadows and Providence and there are spaces available in Peach Tree and on Forum at Chapel Hill as well as many others.

This is the most egregious and incompatible use for this property and in light of the above reasons I urge you to dismiss this request and leave the property R-1.

re: Lot 201, Rock Bridge Christian Church Plat 2

James Reese  
Brueggenjohann/Reese, Inc.  
breesedesign.biz  
573-864-3153

... only worry in the world is the tide going to reach my chair.

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**Matthew Lepke - Fwd: RE: Zoning Request for Property on Green Meadows and Green meadows Circle**

---

**From:** Denise Clark  
**To:** Lepke, Matthew  
**Date:** 3/21/2012 4:14 PM  
**Subject:** Fwd: RE: Zoning Request for Property on Green Meadows and Green meadows Circle

---

>>> "Lee Henson" <lhenson@leehenson.com> 3/20/2012 8:28 PM >>>  
My family and I live just to the north and west of Joe's home. We strongly support Mr. Reese's views as well.

Lee, Maggie, and Nick Henson  
3104 Greenbriar Dr.

-----Original Message-----

From: "Vandepopuliere, Joseph M. (Emeritus)" [vandepopulierej@missouri.edu]  
Date: 03/20/2012 05:37 PM  
To: "protectgreenmeadows@yahoogroups.com" <protectgreenmeadows@yahoogroups.com>,  
"ttteddy@GoColumbiaMO.com" <ttteddy@GoColumbiaMO.com>, "planning@gocolumbiamo.com"  
<planning@gocolumbiamo.com>, "mayor@GoColumbiaMo.com" <mayor@GoColumbiaMo.com>  
CC: "Helen Anthony" <hanthony@mchsi.com>  
Subject: RE: Zoning Request for Property on Green Meadows and Green meadows Circle

Mr. Teddy, P&Z Members & Council Members

Re: Rezoning Lot 201, Rock Bridge Christian Church, Plat 2

We have lived at 211 Green Meadows Circle since 1972. Our home fronts the church property. If the proposed structure was built we would see the back side when looking out the living room window. This would be very undesirable. Since Mr. James Reese, in his e-mail of March 20, 2012, described our concerns there is no need to repeat them. We agree with his statements and don't support Commercial or Office Zoning but do support the continuation of R-1 zoning in our area.

Sincerely,

J. M. Vandepopuliere and M. A. Vandepopuliere

211 Green Meadows Circle

573-449-5146

---

From: protectgreenmeadows@yahoogroups.com [protectgreenmeadows@yahoogroups.com] on behalf of Ranadhir Mitra [mitrar@socket.net]  
Sent: Tuesday, March 20, 2012 10:14 AM  
To: protectgreenmeadows@yahoogroups.com; ttteddy@GoColumbiaMO.com; planning@gocolumbiamo.com; mayor@GoColumbiaMo.com  
Cc: 'Helen Anthony'  
Subject: RE: Zoning Request for Property on Green Meadows and Green meadows Circle

Mr. Teddy, P&Z Members and Council Members

Re: re zoning of Lot 201, Rock Bridge Christian Church Plat 2

I totally agree with this following petition by Mr. James Reese and hereby register my STRONG OPPOSITION to rezoning, from R-1 to CP or O1, of the aforesaid property located at the corner of Green Meadows and Green Meadows Circle.

I urge you to dismiss the rezoning request and leave the property R-1 as is.

Sincerely,

Ranadhir Mitra  
3010 Crawford Street  
Columbia, MO 65203-2920  
573-268-3736// 573-449-2644

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From: protectgreenmeadows@yahoogroups.com [mailto:protectgreenmeadows@yahoogroups.com] On Behalf Of James Reese  
Sent: Tuesday, March 20, 2012 5:29 AM  
To: ttteddy@GoColumbiaMO.com; planning@gocolumbiamo.com; mayor@GoColumbiaMo.com  
Cc: Helen Anthony; protectgreenmeadows@yahoogroups.com  
Subject: Zoning Request for Property on Green Meadows and Green meadows Circle

Mr. Teddy, P&Z Members and Council Members

I am writing to express my strong opposition to the zoning request, to change from R-1 to CP or O1, on the property located at the corner of Green Meadows and Green Meadows Circle. There are a number of reasons this request should be turned down and the property left R-1. First, it is not a consistent nor good use for the area, second it will have an adverse value affect disproportionate to any possible future gains and third, there is abundant commercial/manufacturing space available throughout the city.

The rezoning from R-1 to CP or O1 is not consistent with the surrounding R-1 residential area. The property is situated at the gateway or entrance of mature and desirable residential neighborhoods. There is not currently any non residential use nearby with the exception of places of worship. The retail/manufacturing use that is proposed for the site is totally inconsistent with current land use and would fit better at the corner of Green Meadows and Providence or at the traffic circle east of the Green Meadows and Providence corner where empty suitable space exists. The idea of infilling vacant lots in residential neighborhoods with retail/manufacturing/commercial

businesses and buildings is a bad idea and poor planning.

The rezoning of the R-1 to CP or O1 will have an adverse property value affect of several established neighborhoods; Trail Ridge Greenbrier, Green Meadows, Cimmeron and the R-1 to the south of the property. A drop in property value would be immediate and devastating for some long-term home owners adjacent to the property, while those farther away would experience value loss, lack of appreciation and a decline of resale value in general. I believe the loss of property value would be directly tied to a loss of property tax revenue from the area. This is not just my opinion but was expressed by Mr. Brent Gardner, a real estate professional in Columbia, when he stated, "it might affect some of your property value ..."

There is no justification or good reason for this rezoning request when the amount of empty commercial space in Columbia is at such a high level. There are available spaces for retail/manufacturing/commercial within a short distance of the property at Green Meadows and Green Meadows Circle. John John has space at the corner of Green Meadows and Providence, Steve Wendling has space at the traffic circle east of the corner of Green Meadows and Providence and there are spaces available in Peach Tree and on Forum at Chapel Hill as well as many others.

This is the most egregious and incompatible use for this property and in light of the above reasons I urge you to dismiss this request and leave the property R-1.

re: Lot 201, Rock Bridge Christian Church Plat 2

James Reese  
Brueggjenjohann/Reese, Inc.  
breesedesign.biz  
573-864-3153

... only worry in the world is the tide going to reach my chair.

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Yahoo! Groups Links

<\*> To visit your group on the web, go to:  
<http://groups.yahoo.com/group/protectgreenmeadows/>

<\*> Your email settings:  
Individual Email | Traditional

<\*> To change settings online go to:  
<http://groups.yahoo.com/group/protectgreenmeadows/join>  
(Yahoo! ID required)

<\*> To change settings via email:  
[protectgreenmeadows-digest@yahoogroups.com](mailto:protectgreenmeadows-digest@yahoogroups.com)

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<http://docs.yahoo.com/info/terms/>

**Subject:** Re: Commercial Manufacturing in an Established R1 Neighborhood? Really?

**Date:** Tuesday, March 20, 2012 10:54:17 AM CT

**From:** Jean Brueggenjohann

**To:** ttteddy@GoColumbiaMO.com, planning@gocolumbiamo.com, mayor@GoColumbiaMo.com

**CC:** Helen Anthony

Mr. Teddy, P&Z Members and Council Members,

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This is the most egregious and incompatible use for this property and in light of the above reasons I urge you to dismiss this request and leave the property R-1.

re: Lot 201, Rock Bridge Christian Church Plat 2

Jean Brueggenjohann  
410 Cumberland Rd.

RECEIVED  
MAR 22 2012  
PLANNING DEPT.

**From:** Denise Clark  
**To:** PZC Members Only  
**Date:** 3/20/2012 8:59 AM  
**Subject:** Fwd: Zoning Request for Property on Green Meadows and Green meadows Circle

Commissioners - below is an e-mail which was received this morning in reference to Case 12. -028 The Pinball Company.

Thanks.

>> James Reese <jwreese@tranquility.net> 3/20/2012 5:29 AM >>>  
Mr. Teddy, P&Z Members and Council Members

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re: Lot 201, Rock Bridge Christian Church Plat 2

James Reese  
Brueggjenjohann/Reese, Inc.  
breesedesign.biz  
573-864-3153

... only worry in the world is the tide going to reach my chair.

**From:** Timothy Teddy  
**To:** PZC Members Only  
**Date:** 3/19/2012 10:01 AM  
**Subject:** Fwd: Revised letter - Trailridge to remain R-1

Good morning commissioners -

Comment received this morning on case 12-28, which is on your agenda for this Thursday as a request to table to April 5, 2012.

Sincerely,

Tim

>>> "Arden Boyer-Stephens" <[aboyerstephens@gmail.com](mailto:aboyerstephens@gmail.com)> 3/19/2012 9:22 AM >>>  
Dear Ms. Anthony and Mr. Teddy:

As a part of the Trailridge neighborhood, I stand in opposition to any rezoning request by The Pinball Company or any rezoning request that would allow this area usage other than R-1. I am not convinced the Pinball Company is "only an internet company" nor am I convinced that once rezoned, this and other areas in the neighborhood would not become vulnerable to more rezoning requests. Green Meadows Circle is used by the neighborhood for entry and exit. Having trucks loading/unloading on this residential road would create obstacles to traffic flow as well as ruin the roadway more quickly under the heavy weight of any trucks. This road has no shoulders and was obviously built for residential traffic only. No rezoning for commercial, business, office or industry use should be approved.

I believe I agree with most residents in this neighborhood in opposing a rezoning. We want our neighborhood to remain residential only and I believe our association will continue to oppose any rezoning request. This particular corner does not have the infrastructure to support business/industry/ commercial/office buildings. I don't know a lot about planned land use, but I believe there are other areas within the city that are zoned for business usage and available to new businesses. Those areas should be maximally utilized to their full potential before trying to rezone residential areas.

I appreciate all that Traci Wilson-Kleekamp, Sara Hill and others are doing to protect our residential neighborhood from encroachment by commercial enterprises. The area needs to remain an R-1 zone. I hope to be able to attend the meeting on April 5th, but wanted to send my concerns to you in case I am unable to be at the Planning and Zoning meeting. Thank you for your attention to our concerns.

Arden Boyer-Stephens

**Subject:** Re: Commercial Manufacturing in an Established R1 Neighborhood? Really?

**Date:** Tuesday, March 20, 2012 10:54:17 AM CT

**From:** Jean Brueggenjohann

**To:** ttteddy@GoColumbiaMO.com, planning@gocolumbiamo.com, mayor@GoColumbiaMo.com

**CC:** Helen Anthony

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re: Lot 201, Rock Bridge Christian Church Plat 2

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410 Cumberland Rd.

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